



CITY OF MIAMI GARDENS

COMPREHENSIVE DEVELOPMENT MASTER PLAN

CAPITAL IMPROVEMENTS ELEMENT

GOALS OBJECTIVES AND POLICIES

APRIL 2008

Prepared By:
The City of Miami Gardens
Planning and Zoning Department
1515 NW 167th Street, Building 5, Suite 200
Miami Gardens, Florida 33169

TABLE OF CONTENTS

GOAL 1:	ADEQUATE AND TIMELY PUBLIC SERVICES AND FACILITIES.....	1
OBJECTIVE 1.1:	CAPITAL IMPROVEMENTS.....	1
OBJECTIVE 1.2:	FISCAL RESOURCES.....	2
OBJECTIVE 1.3:	DEBT MANAGEMENT.....	3
OBJECTIVE 1.4:	LEVEL OF SERVICE STANDARDS AND CONCURRENCY MANAGEMENT	3

LIST OF TABLES

TABLE CIE IX- 1: CITY OF MIAMI GARDENS SCHEDULE OF CAPITAL IMPROVEMENTS.....	10
TABLE CIE IX -2: CITY OF MIAMI GARDENS SCHEDULE OF ADDITIONAL CAPITAL IMPROVEMENTS	12

IX. CAPITAL IMPROVEMENTS ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: ADEQUATE AND TIMELY PUBLIC SERVICES AND FACILITIES

Maintain adequate and timely public facilities and infrastructure capacity to accommodate existing and future residents within the City of Miami Gardens in a cost-efficient manner consistent with the City's Comprehensive Development Master Plan (CDMP).

Objective 1.1: Capital Improvements

The City shall provide the necessary capital improvements to replace old public facilities, address public deficiencies and accommodate planned future development consistent with the current level-of-service standards and the CDMP.

Monitoring Measures: Number of capital improvements constructed.

Monitoring Measures: Update, amend and implement the Schedule of Capital Improvements on an annual basis.

Policy 1.1.1: Adopt and implement the Schedule of Capital Improvements shown on **Table CIE IX-1**.

Policy 1.1.2: For the purpose of future funding opportunities such as grants, include the Schedule of Additional Capital Improvements shown on **Table CIE IX-2**.

Policy 1.1.3: Update the Schedule of Capital Improvements annually.

Policy 1.1.4: Coordinate planning for City improvements with Miami-Dade County, regional and State agencies, adjacent municipalities, and service providers to ensure that capital improvements are implemented to support new construction and development.

Policy 1.1.5: Annually review and comment on the School Board's tentative 5-Year schedule of capital facilities plan to ensure that the adopted level of service (LOS) standards are achieved and provide information to the School Board on the plan's consistency with the City's CDMP and land development regulations. The City will incorporate by reference the Miami-Dade County Public Schools latest-adopted 5-year District Facilities Work Program, developed by Miami-Dade Public Schools and adopted by the Miami-Dade County School Board on September 5, 2007 into its Schedule of Capital Improvements and annual update of the Comprehensive Plan.

Policy 1.1.6: Identify large-scale projects/master plans in the CDMP elements (\$50,000 or greater) as capital improvements for inclusion in the Schedule of Capital Improvements.

Policy 1.1.7: Evaluate and rank the proposed capital improvement projects listed in the Schedule of Capital Improvements, prioritizing them according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the City's legal commitment to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs; and
- Promotes cost-effective use of time and revenue.

Policy 1.1.8: Establish the following guidelines that allow for amendment to the CIP and its implementation process if the funding source(s) identified in the CIP is not available:

- Adjust the schedule by removing projects, which have the lowest priority.
- Delay projects until funding can be guaranteed.
- Do not issue development orders that would continue to cause a deficiency on the public facility's adopted LOS standards.
- Pursue alternative funding sources.

Policy 1.1.9: Manage and control the City's land development process so that public facility impacts do not exceed the City's ability to provide and fund the necessary improvements. This shall be accomplished through appropriate enforcement of the City's Land Development Regulations and impact fees for existing and future projects.

Policy 1.1.10: Repair, rehabilitate and replace the City's capital facilities according to generally accepted engineering principles and guidelines.

Objective 1.2: Fiscal Resources

Maximize and enhance fiscal resources to ensure availability of public facility improvements required for redevelopment, previously approved development orders and future growth.

Monitoring Measures: The availability of funding sources for capital improvements.

Monitoring Measures: The number of grants applied for and received.

Policy 1.2.1: Prior to issuing site plan, plat or building permit approvals, ensure that capital revenues and/or developer commitments, through development

orders, are in place to maintain all public facilities at acceptable level-of-service standards.

Policy 1.2.2: Utilize a variety of funding sources to implement capital improvements. These may include sources such as ad valorem taxes, general revenues, enterprise revenues, assessments, grants, tax increment and private funds. Ensure that all new development participates in a proportionate “proffered” share cost to mitigate impacts pursuant to guidelines established through the development review process.

Policy 1.2.3: Continue to seek out new funding and grant opportunities to finance capital improvements

Objective 1.3: Debt Management

The City shall develop and implement a debt management program to provide timely revenues for capital improvements.

Monitoring Measures: A record of utilization of accepted standards regarding debt management practices.

Policy 1.3.1: Incur debt within generally accepted municipal finance principles and guidelines, and only in return of the City’s ability to pay for a new capital asset or to significantly extend the life of a capital asset.

Policy 1.3.2: When evaluating the debt to be incurred for a facility, the increase in operating costs for that new or additional facility must also be considered.

Policy 1.3.3: The City will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

Objective 1.4: Level of Service Standards and Concurrency Management

Issue development orders and permits based on the availability of necessary public facilities, consistent with adopted Level of Service Standards (LOS) and concurrent with the impacts of the development.

Monitoring Measures: Ability to maintain adopted Level of service to meet the demand for capital facilities.

Policy 1.4.1: The City of Miami Gardens will comply with all concurrency management requirements and the following minimum LOS standards:

TRANSPORTATION LEVEL OF SERVICE TABLE			
Facility Type	Location		
	Inside Miami Gardens	Roadways Parallel to Exclusive Transit Facilities	Inside Transportation Concurrency Management Areas
FIHS/SIS - Limited Access Highway	LOS D [E]	LOS E	LOS D [E]
FIHS/SIS - Controlled Access Highway	LOS D	LOS E	LOS E
Non - FIHS/SIS Facilities	-	-	Areawide LOS E*
Notes: FIHS = Florida Intrastate Highway System. SIS = Strategic Intermodal System LOS inside of [brackets] applies to general use lanes only when exclusive through lanes exist. * The overall average LOS within each TCMA shall remain at E or better.			

FACILITIES	LEVEL OF SERVICES STANDARDS
Potable Water	<p><u>Regional Treatment.</u> The regional treatment system shall operate with rated capacity that is no less than 2% above maximum daily flow for preceding year.</p> <p><u>User LOS.</u> 155 gallons per capita per day for areas served by Miami Dade County WASD; 130 gallons per capita per day for areas served by North Miami Beach.</p> <p><u>Water Quality.</u> Water quality shall meet all federal, state and county standards for potable water.</p>
Sanitary Sewer	<p><u>User LOS.</u> The system shall maintain the capacity to treat 100 gallons/capita/day.</p>
Stormwater Drainage	<p><u>Water Quality Standard.</u> Stormwater facilities shall meet the design and performance standards established in Chapter 62-25, Florida Administration Code (FAC), with treatment of the runoff from the first one inch of rainfall onsite to meet the water quality standards required by Chapter 62-302, Rule 862-302.500, FAC</p> <p><u>Water Quantity Standard.</u> Where two or more standards impact a specific development, the most restrictive standard shall apply:</p> <ul style="list-style-type: none"> • Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration. • Treatment of the runoff from the first one inch of rainfall onsite or the first ½ inch of runoff from impervious areas, whichever is greater.
Solid Waste	<p>Maintain solid waste disposal capacity sufficient enough to accommodate waste flows to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five (5) years (Same as Miami Dade County).</p>
Public Schools	<p>Pursuant to state law and administrative rules, the City shall coordinate with the Miami-Dade School Board and adopt a <u>School Concurrency Program with an accompanying Level of Service Standard of 100% utilization of Florida Inventory of School Houses (FISH) capacity (With relocatable classrooms) that will ensure the adequate supply of schools to serve the student population in the City of Miami Gardens.</u></p>
Public Parks	<p>1.0 acre(s) of public park facility per 1,000 residents.</p>

Policy 1.4.2: All proposed developments will be required to follow applicable City of Miami Gardens’ “Principles and Guidelines for Public Hearing Applications” that include but not limited to the following:

- Decisions - The recognition that the City Council renders decisions on public hearing applications in terms of approval, denial, or approval with conditions.
- Complete - Applications must be deemed complete in order to be scheduled for consideration;
- Representation - The applicant is responsible for presenting their project and being represented;
- Lobbyists - Persons representing projects such as realtors, engineers, or architects, must register with the City as required by ordinance.
- Neighborhood Outreach – Applicants are encouraged to communicate with neighboring property owners;
- Landscape – Lush landscaping above minimum requirements is encouraged;
- Quality Design and Architecture – Architectural renderings that depict quality buildings, design and quality materials are encouraged. The City generally prefers modern, “inclusive” architecture that incorporates the Miami Modern or Florida/Caribbean modern elements that complement the city’s architectural heritage.
- Proffered Community Amenities – Applicants should recognize, and proffer, additional community amenities, significant resources or monetary contributions to mitigate project impact;
- Neighborhood Compatibility – Applicants must provide detailed plans to mitigate neighborhood impacts;
- Education Facility Mitigation – The City is committed to supporting the Miami Dade County School District’s programs to improve Miami Gardens’ schools. All residential projects shall fully comply with the District’s facility requirements including but not limited to the payment of education impact fees.
- Transportation Impacts – Applicants shall comply with the City’s traffic impact analysis methodologies and provide a complete traffic analysis report.
- Workforce Housing – Residential projects should include units that are affordable to moderate income households such as public school teachers, firemen, nurses, etc.
- Proportionate Share - Proffer community amenities and/or proportionate share cost of the facility improvements through the payment of applicable fees and charges pursuant to the City’s codes and ordinances to maintain required LOS standards.

Policy 1.4.3: Regarding the City’s Concurrency Management System for Public School facilities, prior to the issuance of any development for new residential development or redevelopment, public school facilities LOS standards shall meet the following concurrency requirements:

Prior to the issuance of any development order for new development or redevelopment, public school facilities LOS standards shall meet the following requirements:

- Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade county public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) capacity (With relocatable classrooms).
- The LOS service standard shall be applicable in each public school concurrency service area (CSA) defined as the public school attendance boundary established by Miami-Dade County Public Schools.
- Necessary public school facilities must be in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent.
- Proportionate share mitigation options and mechanisms shall be complied with pursuant to Interlocal Agreement Section 9, 9.2 (f) and requirements of Chapter 163, Florida Statutes.

Policy 1.4.4: Regarding the City's Concurrency Management System for Sanitary Sewer, Solid Waste, Drainage, Recreation and Open Space and Potable Water, prior to the issuance of any development order for new development or redevelopment, necessary potable water, sanitary sewer, solid waste, drainage, and recreation and open space facilities needed to support the development at adopted LOS standards shall meet one of the following timing requirements:

Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards shall meet one of the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development shall be in place upon site plan approval or plat approval or its functional equivalent; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a site plan approval or plat approval.

Policy 1.4.5: Regarding the City's Concurrency Management System for Transportation, prior to the issuance of any development order for new development or redevelopment, public transportation facilities needed to support the development at adopted LOS standards shall meet one of the following timing requirements:

- a. The necessary facilities and services are in place or under construction; or
- b. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted five-year schedule of capital improvements or transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation Five Year Work Program and Miami Dade County's 5-Year Transportation Improvement Program. The development order or permit shall also be conditioned upon the following information and conditions:
 - The estimated date of commencement of actual construction and the estimated date of project completion shall be specified.
 - The development order or permit shall include a condition specifying that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the City's adopted five-year schedule of capital improvements or the adopted Florida Department of Transportation Five Year Work Program and Miami Dade County's 5-Year Transportation Improvement Program, whichever is applicable; or
- The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction within three years after the City approves a building permit or its functional equivalent that results in traffic generation; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3180 (1)(c) F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction within three years after the City approves a building permit or its functional equivalent that results in traffic generation.

The application of the above requirements must ensure the availability of public facilities and services needed to support development concurrent with the impacts of such development.

Policy 1.4.6: Manage and improve the City's concurrency monitoring system, as part of the land development regulations to:

- Determine whether necessary facilities identified within the City's Capital Improvements Element, including potable water, sanitary sewer, solid waste, stormwater management, recreation and open

space, and transportation are being constructed in accordance with the Schedule of Capital Improvements, as amended from time to time.

- Annually assess existing level of service, committed capacity as defined in the Land Development Code, and facility needs to maintain adopted Levels of Service prior to and in conjunction with the annual update of the City's Capital Improvements Element and Capital Improvement Program, and preparation of the Annual Budget.

Policy 1.4.7: Public facilities and services must meet or exceed the LOS standards established in this Element of the Comprehensive Plan. Public facilities must be available at the adopted LOS standards when needed for development. If facilities are not available at the time of site plan approval or plat approval, development orders or building permits are to be conditioned upon the availability of public facilities and services, or the necessary facilities must be guaranteed either in an enforceable development agreement adopted pursuant to Chapter 163, F.S. or in a development order issued pursuant to Chapter 380, F.S. Regardless of agreements, permits, development orders or similar documents, the necessary sanitary sewer, solid waste, drainage, adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent by the City of Miami Gardens.

Policy 1.4.8: Evaluate proposed plan amendments and requests for new development or redevelopment according to the following guidelines:

- Is the action consistent with the goals, objectives and policies of the Future Land Use Element, including the Future Land Use Map?
- Will the action exacerbate any existing public facility capacity deficiency, as described in the Transportation, Infrastructure, Public Schools Facility or Recreation and Open Space Elements?
- Will the action generate public facility demands that may be accommodated by capacity increases, which will maintain adopted level-of-service standards either planned in the Five-Year Schedule of Capital Improvements or by developer commitment?
- If the City provides public facilities, in part or whole, is the action financially feasible pursuant to this Element?
- Will the action contribute to a condition of public hazard and safety?

Table CIE IX- 1: City of Miami Gardens Schedule of Capital Improvements

PROJECT	ADOPTED FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	TOTAL COST (FY 06-TO 11)	FUNDING SOURCE
RECREATION AND OPEN SPACE								
Andover Park Renovations & Improvements	\$19,550	\$94,450	\$463,000	TBD	TBD	TBD	\$577,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Brentwood Park and Pool Renovations & Improvements	\$55,250	\$269,750	\$56,825	TBD	TBD	TBD	\$381,825	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Buccaneer Park Renovations & Improvements	\$23,800	\$116,200	\$29,916	TBD	TBD	TBD	\$169,916	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Carol Park Renovations & Improvements	\$8,925	\$43,575	TBD	TBD	TBD	TBD	\$52,500	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Cloverleaf Park Renovations & Improvements	\$4,675	\$22,825	TBD	TBD	TBD	TBD	\$27,500	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Lake Lucerne Park Renovations & Improvements	\$17,425	\$85,075	\$21,000	TBD	TBD	TBD	\$123,500	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Miami Carol City Park Complex Renovations & Improvements	\$47,175	\$230,325	\$1,116,689	TBD	TBD	TBD	\$1,394,189	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Myrtle Grove Park Renovations & Improvements	\$9,520	\$46,480	\$501,208	TBD	TBD	TBD	\$557,208	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Myrtle Grove Pool Renovations & Improvements	\$28,900	\$141,100	TBD	TBD	TBD	TBD	\$170,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Norwood Park and Pool Renovations & Improvements	\$38,250	\$186,750	\$972,922	TBD	TBD	TBD	\$1,197,922	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Risco Park Renovations & Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Scott Park Renovations & Improvements	\$39,100	\$190,900	TBD	TBD	TBD	TBD	\$230,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Vista Verde Park Renovations & Improvements	\$40,800	\$199,200	TBD	TBD	TBD	TBD	\$240,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Bunche Park Renovations & Improvements	\$289,085	\$705,705	\$4,874,705	TBD	TBD	TBD	\$5,869,495	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Bunche Pool Renovations & Improvements	\$6,800	\$33,200	TBD	TBD	TBD	TBD	\$40,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Rolling Oaks Park Renovations	\$986,000	\$2,407,000	\$4,369,270	TBD	TBD	TBD	\$7,762,270	General Revenues, Fees and Taxes,

PROJECT	ADOPTED FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	TOTAL COST (FY 06-TO 11)	FUNDING SOURCE
& Improvements								Assessments, Grants and Bonds
Park Land Acquisition	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Bond Issue, grants
Carol City Community Center and Park	\$14,910,360	TBD	TBD	TBD	TBD	TBD	\$14,910,360	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
North Dade Optimist Club Park	\$51,000	\$249,000	\$310,000	TBD	TBD	TBD	\$610,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
TRANSPORTATION								
School Safety Enhancements	TBD	TBD	TBD	TBD	TBD	TBD	\$1,000,000	Transportation Enhancement Program per FHA's Surface Transportation Program – Miami Dade MPO
State Road 7/US 441 Livable Communities Study	TBD	TBD	TBD	TBD	TBD	TBD	\$70,000.00	Florida Department of Transportation, District VI (FDOT)
Intersection Improvements Per Transportation Master Plan	\$0	TBD	TBD	TBD	TBD	TBD	TBD	City of Miami Gardens, Miami Dade County, FDOT
Miami Gardens Transit Circulator Feasibility Study	-	\$60,000	-	-	-	TBD	-	Municipal Grant by Miami Dade County MPO (Federal, City)
STORMWATER DRAINAGE								
Roadway Drainage	\$230,000	\$230,000	TBD	TBD	TBD	TBD	\$460,000	U.S. Environmental Protection Agency Grant (EPA)
Stormwater Improvements per Stormwater Master Plan Prioritized Project List	-0-	TBD	TBD	TBD	TBD	TBD	TBD	Stormwater Utility, Grants and Other Funding Sources

TBD = To be Determined

Source: City of Miami Gardens, July 2006, Revised December 2006.

Table CIE IX -2: City of Miami Gardens Schedule of Additional Capital Improvements

PROJECT	ADOPTED FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	TOTAL COST (FY 06-TO 11)	FUNDING SOURCE
Acquisition & Renovation of Police Facility	\$7,000,000	TBD	\$250,000	\$250,000	\$250,000	\$250,000	\$8,000,000	City funds
Administrative Facility - Land/ Building Acquisition & Construction Renovation	\$13,500,000	\$5,000,000	TBD	TBD	\$1,000,000	TBD	\$19,500,000	Bond Issue
Storage & Equipment Facilities- Land/ Building Acquisition & Construction/ Renovation	\$1,000,000	TBD	\$1,000,000	TBD	TBD	TBD	\$2,000,000	Bond Issue
Safety Improvements/ ADA Compliance	\$1,000,000	TBD	TBD	TBD	TBD	TBD	\$1,000,000	Miami-Dade County Metropolitan (MPO)
Street Resurfacing	\$1,700,000	\$1,700,000	\$500,000	\$500,000	\$500,000	\$500,000	\$5,400,000	Qnip; City budget
Sidewalk Additions and Repair	\$50,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$425,000	City budget Facilities Management
System for Public Works	\$25,000	TBD	TBD	TBD	TBD	TBD	\$25,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Street and Sidewalk Evaluation and Master Plan	\$75,000	TBD	TBD	TBD	TBD	TBD	\$75,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Landscaping	\$1,300,000	\$1,000,000	\$500,000	\$300,000	\$300,000	\$300,000	\$3,700,000	Congressional Appropriation, City budget, County Grant, DOT Grant
Dangerous Tree Mitigation	\$60,000	TBD	TBD	TBD	TBD	TBD	\$60,000	Grant, city funds

Source: City of Miami Gardens, July 2006, Revised December 2006